PT OF LOTS 9 (S-1) & 10 (S-1)
IN OR 1732/1902
2011 HOMES OF MERIT

ENNIS JAMES E JR/ENNIS JAMES E SR
96100 ENNIS LANE
YULEE, FL 32097

2025

44-3N-28-5050-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

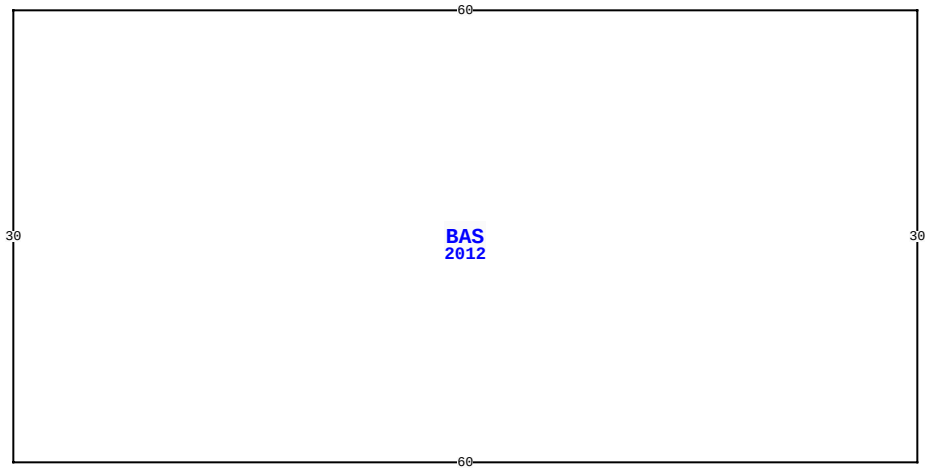
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2012	1,800	117,945
TOTALS	1,800			1,800	117,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	116.8000	99.28	178,704	2011	2011	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2015 Heated Area: 1800 HX Base Yr 2015



96100 ENNIS LN, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		117,945
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		93,500
TOTAL MARKET VALUE		211,445
SOH/AGL Deduction		93,914
ASSESSED VALUE		117,531
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,809
TOTAL JUST VALUE		211,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1732/1902	3/25/2011	WD	U	V	30	100
GRANTOR: ENNIS JAMES E JR						
GRANTEE: ENNIS JAMES E JR ET						
1727/0110	2/24/2011	QC	U	V	11	100
GRANTOR: ENNIS JAMES & KATIE						
GRANTEE: ENNIS JAMES JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W60 S30 E60 N30 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	85,000.00	85,000.00	93,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.10 Total Land Value: 93,500 Market: 0 Agricultural: 0 Common: 93,500 PRINTED 07/30/2025 BY SYS